

Antigo, Wisconsin  
July 12, 2016

Meeting of the Board of Review was called to order at 8:00 a.m. on the above date in the Council Chambers of City Hall, Thomas Bauknecht, Vice-Chairperson, presiding.

Roll Call – Present: Kaye Matucheski, Clerk-Treasurer; Bill Brandt, Mayor; Thomas Bauknecht, Council President; and Toni Schneider, citizen member.

Members Absent: Michele Brettingen, citizen member.

Vice-Chairperson Bauknecht noted the Clerk is a voting member of the Board of Review.

Bauknecht moved, Schneider seconded, to nominate Michele Brettingen as Chairperson.

Matucheski moved, Bauknecht seconded, to close nominations and elect Brettingen as Chairperson by unanimous vote. Motion carried 4-0, Absent 1.

Matucheski moved, Schneider seconded, to nominate Thomas Bauknecht as Vice-Chairperson.

Brandt moved, Matucheski seconded, to close nominations and elect Bauknecht as Vice-Chairperson by unanimous vote. Motion carried 4-0, Absent 1.

Bauknecht moved, Schneider seconded, to nominate Kaye Matucheski as Clerk.

Bauknecht moved, Schneider seconded, to close nominations and elect Matucheski as Clerk by unanimous vote. Motion carried 4-0, Absent 1.

Upon inquiry by Vice-Chairperson Bauknecht, Kaye Matucheski noted that all members have met the mandatory training requirements as specified in Section 70.46(4), Wisconsin Statutes on June 9, 2015.

Kaye Matucheski, Clerk, noted the notice for Open Book and Board of Review was published and posted on June 1, 2016.

Ms. Matucheski noted the assessment roll and sworn statements were received just prior to the meeting.

Ms. Matucheski noted the Open Book was held June 16, 2016. Mark Hafferman, Associated Appraisal Consultants, noted the notices were sent on June 3, 2016, and he was in attendance.

Mr. Hafferman noted the level of assessment for the City of Antigo is 100%.

Ms. Matucheski noted the Assessor affidavit was signed just prior to the meeting.

Mr. Hafferman noted there were no errors in description or computation and no omitted or double assessed properties.

Ms. Matucheski noted that no objections were filed to appear for the Board of Review so there is nothing to review. She noted the Board must remain in session for a minimum of two hours.

Mr. Hafferman explained that five people had attended Open Book. He reviewed the assessed value totals and classes comparing 2015 and 2016.

Mr. Hafferman discussed the changes that were made to the parcels for which William Dieck is the agent. Four of the parcels were sold and although there may not be an arm's length sale, Mr. Dieck had a fee appraisal done so the values were decreased.

Mr. Hafferman discussed the changes to the apartment complex known as Pebble Ridge due to the income approach method. The cost approach assessment would be \$3,852,700 but the income approach has lowered the assessment to \$1,061,800. He explained that for Section 42 housing, if the income/expense information is given, the assessor must use this for the value. Mr. Hafferman noted the value should not change much from year to year as the occupancy was at 96% for January 1, 2016. Now the occupancy is at 86%.

There being no one in attendance to address the Board of Review and no objections were filed, Matucheski moved, Schneider seconded, to recess at 8:24 a.m. but stay in attendance the required two hours. Motion carried 4-0, Absent 1.

Vice-Chairperson Bauknecht noted that the time was 9:59 a.m. and no one appeared before the Board of Review.

Ms. Matucheski noted four members and assessor were still in attendance.

Matucheski moved, Brandt seconded, to adjourn the 2016 Board of Review at 10:00 a.m. Motion carried 4-0, Absent 1.

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Kaye M. Matucheski, Clerk